

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**State Participating Jurisdictions**



Participating Jurisdiction (PJ): **Georgia**

PJ's Total HOME Allocation Received: **\$331,714,600**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<b><u>Program Progress:</u></b>			
% of Funds Committed	84.51%	89.71%	47
% of Funds Disbursed	77.43%	83.15%	47
Leveraging Ratio for Rental Activities	1.8	4.01	44
% of Completed Rental Disbursements to All Rental Commitments**	95.08%	93.29%	31
% of Completed CHDO Disbursements to All CHDO Reservations**	73.79%	80.29%	42
<b><u>Low-Income Benefit:</u></b>			
% of 0-50% AMI Renters to All Renters	77.26%	79.96%	40
% of 0-30% AMI Renters to All Renters**	29.7%	37.24%	43
<b><u>Lease-Up:</u></b>			
% of Occupied Rental Units to All Completed Rental Units**	99.82%	98.79%	22
<b><u>Overall Ranking:</u></b>			<b>46 / 51 PJs</b>
<b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>			
Rental Unit	\$18,602	\$27,114	9,191 Units 44.9%
Homebuyer Unit	\$4,324	\$12,953	9,971 Units 48.7%
Homeowner-Rehab Unit	\$17,645	\$20,000	1,227 Units 6%
TBRA Unit	\$3,306	\$2,990	65 Units 0.3%

\* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

\*\* - This category is double-weighted in the National Overall Ranking.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Georgia GA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

**PJ:**  
**State:\***  
**National:\*\***

Rental	Homebuyer	Homeowner
\$51,718	\$56,409	\$29,333
\$50,333	\$64,652	\$28,760
\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.2 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">36.8</span>	<span style="border: 1px solid black; padding: 2px;">41.1</span>	<span style="border: 1px solid black; padding: 2px;">34.8</span>	<span style="border: 1px solid black; padding: 2px;">12.3</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">58.3</span>	<span style="border: 1px solid black; padding: 2px;">51.8</span>	<span style="border: 1px solid black; padding: 2px;">64.1</span>	<span style="border: 1px solid black; padding: 2px;">87.7</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">1.5</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">3.2</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">51.8</span>	<span style="border: 1px solid black; padding: 2px;">26.0</span>	<span style="border: 1px solid black; padding: 2px;">45.0</span>	<span style="border: 1px solid black; padding: 2px;">40.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">25.3</span>	<span style="border: 1px solid black; padding: 2px;">30.2</span>	<span style="border: 1px solid black; padding: 2px;">27.7</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">14.7</span>	<span style="border: 1px solid black; padding: 2px;">23.0</span>	<span style="border: 1px solid black; padding: 2px;">11.2</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">7.7</span>	<span style="border: 1px solid black; padding: 2px;">15.3</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">4.6</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">6.2</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">1.5</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">32.5</span>	<span style="border: 1px solid black; padding: 2px;">29.4</span>	<span style="border: 1px solid black; padding: 2px;">21.1</span>	<span style="border: 1px solid black; padding: 2px;">43.1</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">30.1</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">50.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">23.2</span>	<span style="border: 1px solid black; padding: 2px;">35.7</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">43.1</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>
Other:	<span style="border: 1px solid black; padding: 2px;">6.4</span>	<span style="border: 1px solid black; padding: 2px;">8.3</span>	<span style="border: 1px solid black; padding: 2px;">2.8</span>	<span style="border: 1px solid black; padding: 2px;">10.8</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">17.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">14.2</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">7.2</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">61.2</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 210

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

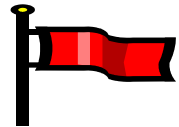
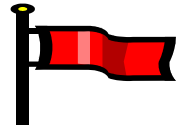


**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Georgia State: GA

Summary: 2 / Of the 5 Indicators are Red Flags

Overall Rank: 46

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	95.08	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	73.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	3.32	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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